TOTAL FLOOR AREA: 1187 sq.ft. (110.3 sq.m.) appr

Snoths

property on behalf of the vendor.

atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the steas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must safisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the

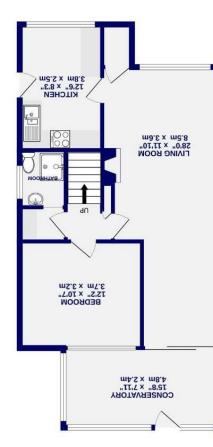
- Ebc lbc
- Scope For Home Office Or Third Bedroom
 - No Onward Chain
 - Ideal First Property Or Family Home
 - · Driveway & Garage

 - Popular Residential Area
 - Two Bathrooms
 - Two Double Bedrooms
 - Semi Detached House

O - bned xeT lionuoO Freehold

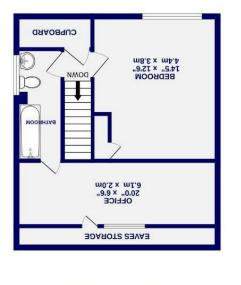
YOZ4 2RG

Woodthorpe, York Moorcroft Road



CROUND FLOOR





Ashtons

Moorcroft Road Woodthorpe, York YO24 2RG

Guide Price £275,000





Located in the sought-after residential area of Woodthorpe, this charming two bedroom semi detached home offers an excellent opportunity for a variety of buyers. With a wealth of local amenities nearby, including shops, eateries, and well-regarded schools, this property is not to be missed.

The home opens into the kitchen, leading through to a spacious living room at the front of the property. A large window fills the room with natural light, creating a bright and comfortable living space. Adjacent to the living room is a fitted kitchen, complete with a range of wall and base units providing ample storage and worktop space. The dining area flows into a bright and airy conservatory through patio doors, making it a perfect spot for entertaining or relaxing. Also on the ground floor is a wellproportioned double bedroom and a shower room, offering flexible living arrangements.

Upstairs, the property features a generous double bedroom with fitted furniture, three piece family bathroom and a space with scope for a home office or third bedroom. There is eaves storage and a walk-in cupboard.

Externally, the property enjoys a superb rear garden, thoughtfully landscaped with lawn, patio, and established flower beds, all enclosed by mature hedges and fencing for privacy. To the side is a single garage, complemented by a long driveway and a neat front garden area.

In summary, this delightful home offers comfortable and flexible living in a popular area of York. Offered with no onward chain, early viewing is highly recommended.

Council Tax Band- C



















